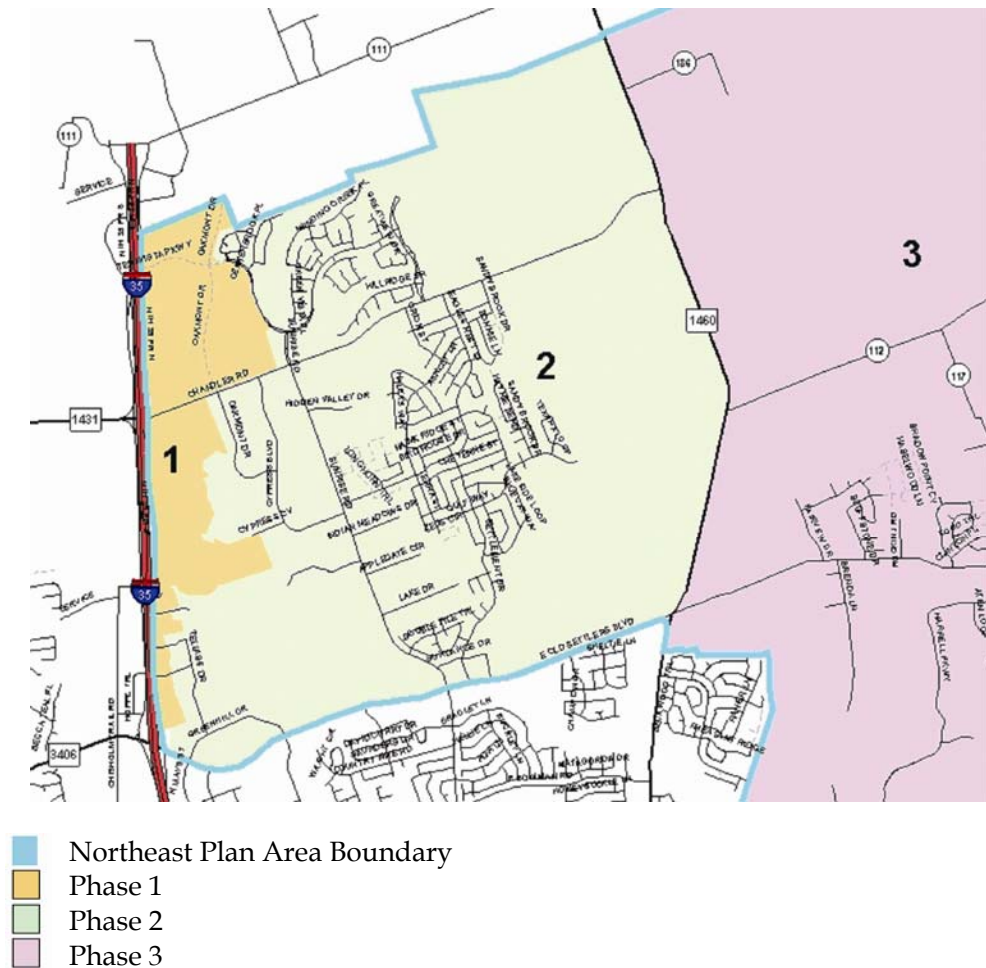




Phase 2: Chandler Rd. & FM 1460

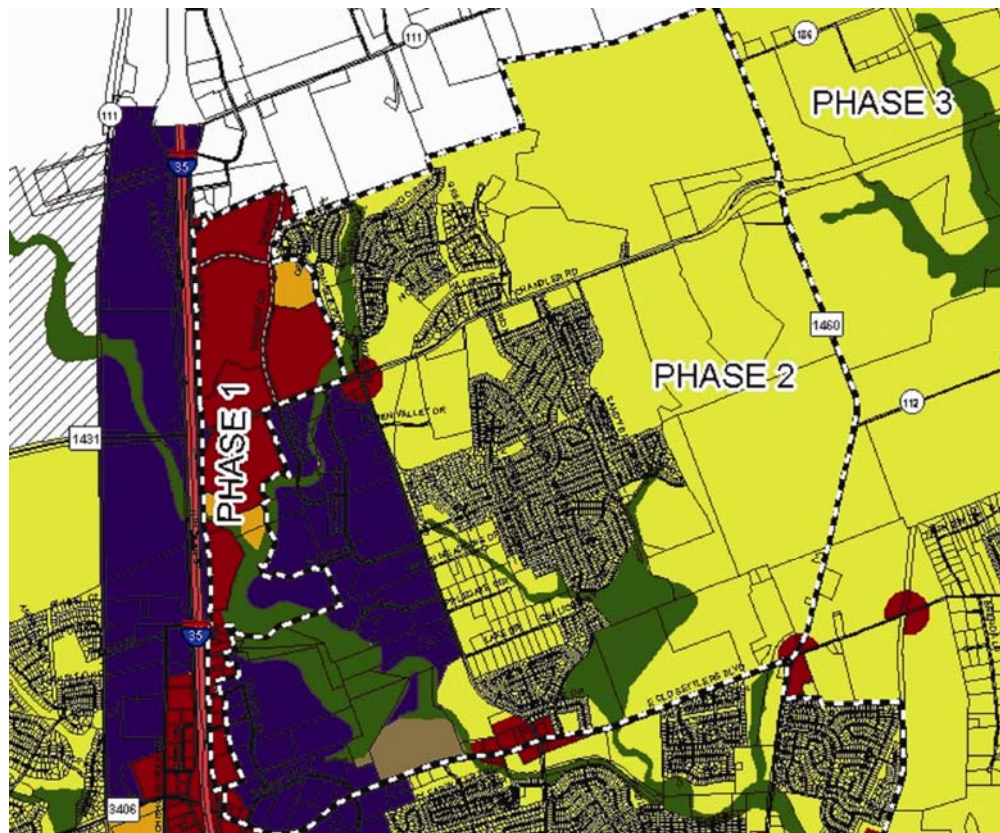
3.1 Introduction

Map 3.1: Northeast Plan Phase 2



Phase 2 covers the area between Phase 1 on the west (along the frontage road of IH-35), FM 1460 on the east, Old Settlers Boulevard on the south and the City's extraterritorial jurisdiction boundary on the north. (See Map 3.1.) The City's Future Land Use Map adopted with the General Plan 2000 designates most of this area for industrial and residential uses, with some commercial activity at a few key intersections. (See Map 3.2, below.)

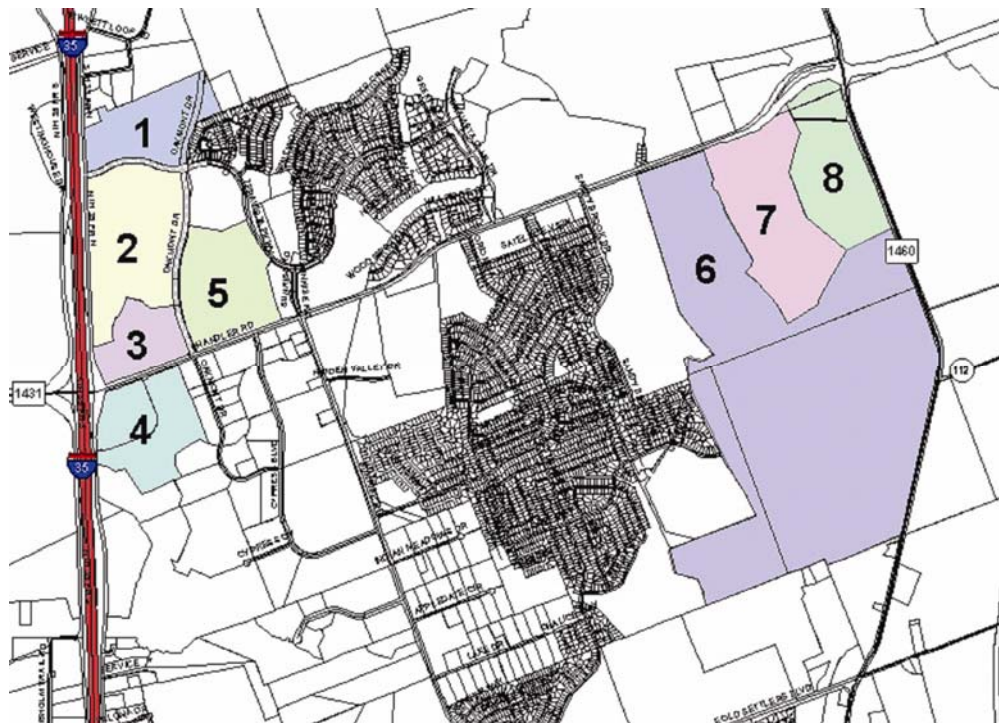
**Map 3.2: Phase 2 Future Land Use Designations,
General Plan 2000**



-  Phase Boundary Lines
-  Open Space
-  Residential
-  Mixed Land Use
-  Commercial
-  Business Park
-  Industrial

However, because of the influence of the commercial developments in Phase 1, along with the new Higher Education Center and planned Seton hospital at FM 1460 and Chandler Road, the character of this area is expected to shift to a more dynamic mix of public facilities, commercial uses and higher density residential developments. Map 3.3, below, depicts a number of significant projects under construction or in the development process in Phases 1 and 2 that are already influencing the type of development expected to occur in northeast Round Rock.

Map 3.3: Significant Developments in Northeast Round Rock

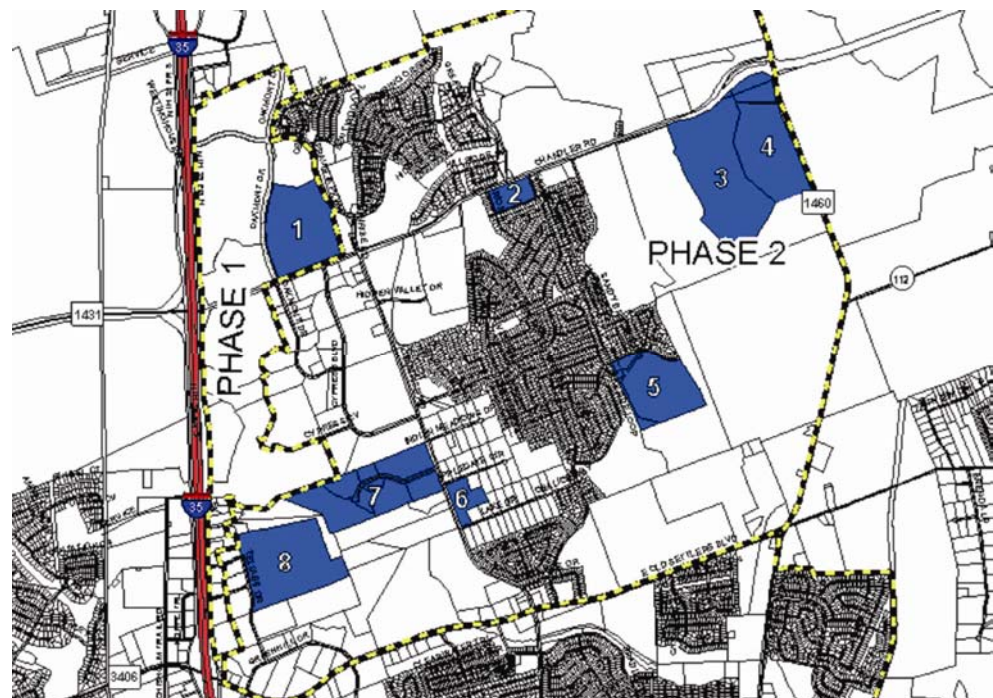


1. Simon North (Retail)
2. Round Rock Premium Outlets (Retail)
3. IH-35/Chandler Site (Retail)
4. IKEA and Endeavor Site (Retail)
5. Scott & White Hospital
6. Avery Property (Commercial, Office, Residential)
7. Higher Education Center
8. Seton Hospital

3.2 Public Facilities

As illustrated in Map 3.3, three of the more influential projects in the northeast are public facilities: the Higher Education Center, the Seton hospital and the Scott & White hospital. Because the Future Land Use Map in the General Plan 2000 does not include a land use category for these types of uses, hospitals, schools, churches and government uses are included in residential, commercial and industrial areas, none of which are truly appropriate for public facilities. In order to more accurately identify land already used by these types of facilities or to be used by these facilities, the Northeast Plan recommends a new future land use designation specifically for public facilities. The proposed locations for this new Public Facilities designation are shown in Map 3.4, below, including the future Scott & White hospital site in Phase 1.

**Map 3.4: Recommended Public Facilities
Land Use Designations**



- Phase Boundary Lines
- 1. Scott & White Hospital (proposed)
- 2. RRISD school site (existing)
- 3. Higher Education Center (partially developed)
- 4. Seton Hospital site (proposed)
- 5. RRISD school site (proposed)
- 6. Church site (existing)
- 7. City of Round Rock/RRISD facilities site (existing)
- 8. City of Round Rock Police Department site (proposed)

3.3 Mixed Land Use

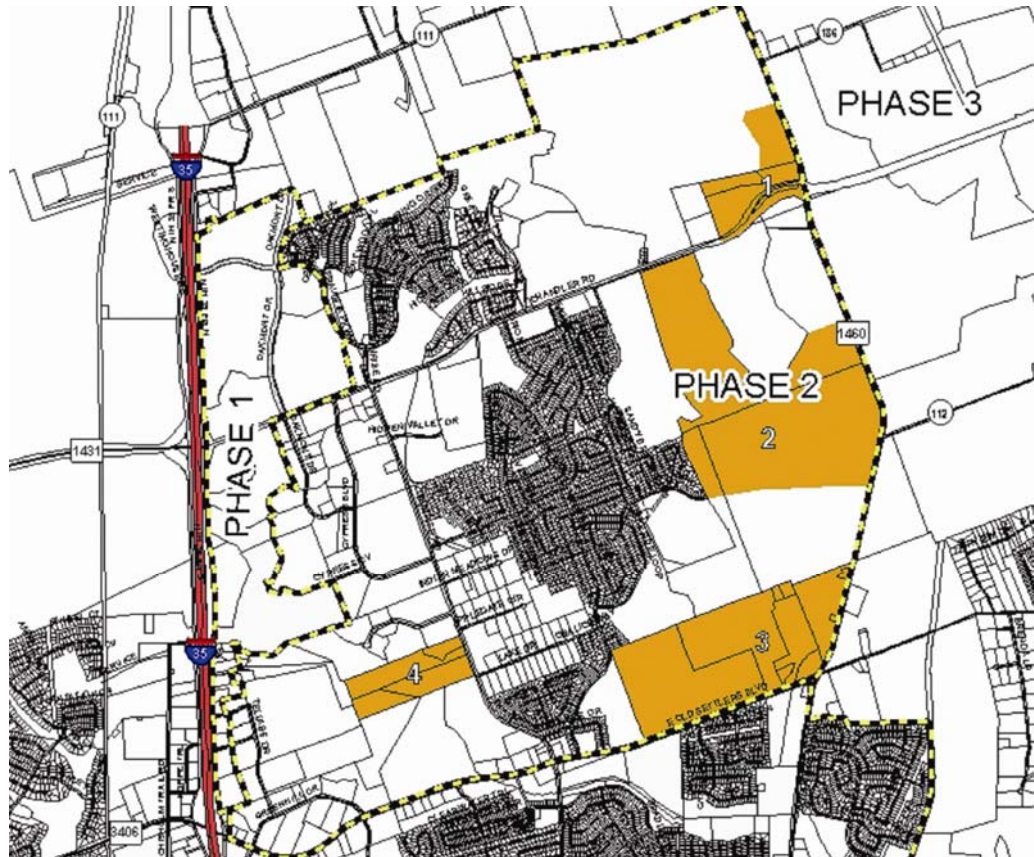
With the establishment of the Higher Education Center (HEC), the type of development at the intersection of Chandler Road and FM 1460 is expected to be a mix of commercial and medium density residential uses. In fact, the Avery family, who owns the land immediately surrounding the HEC campus, is in the process of developing progressive design standards and requirements that encourage pedestrian activity and an integration of residential, commercial and office uses with linear parkland. Because the exact location of these uses, some of which may be integrated vertically, is unknown, the Northeast Plan recommends designating a large area adjacent to the HEC as Mixed Land Use, a designation that allows for greater flexibility in the specific siting of different uses. (See #2 in Map 3.5.)


This type of flexibility is also appropriate for a portion of the Teravista Municipal Utility District (MUD) located at the northwest corner of Chandler Road and FM 1460. Although the MUD encompasses over 1,000 acres on the north side of Chandler Road primarily devoted to residential uses, the northwest corner of the intersection is reserved for retail, office, multi-family or medical uses, or a combination thereof. (See #1 in Map 3.5.)

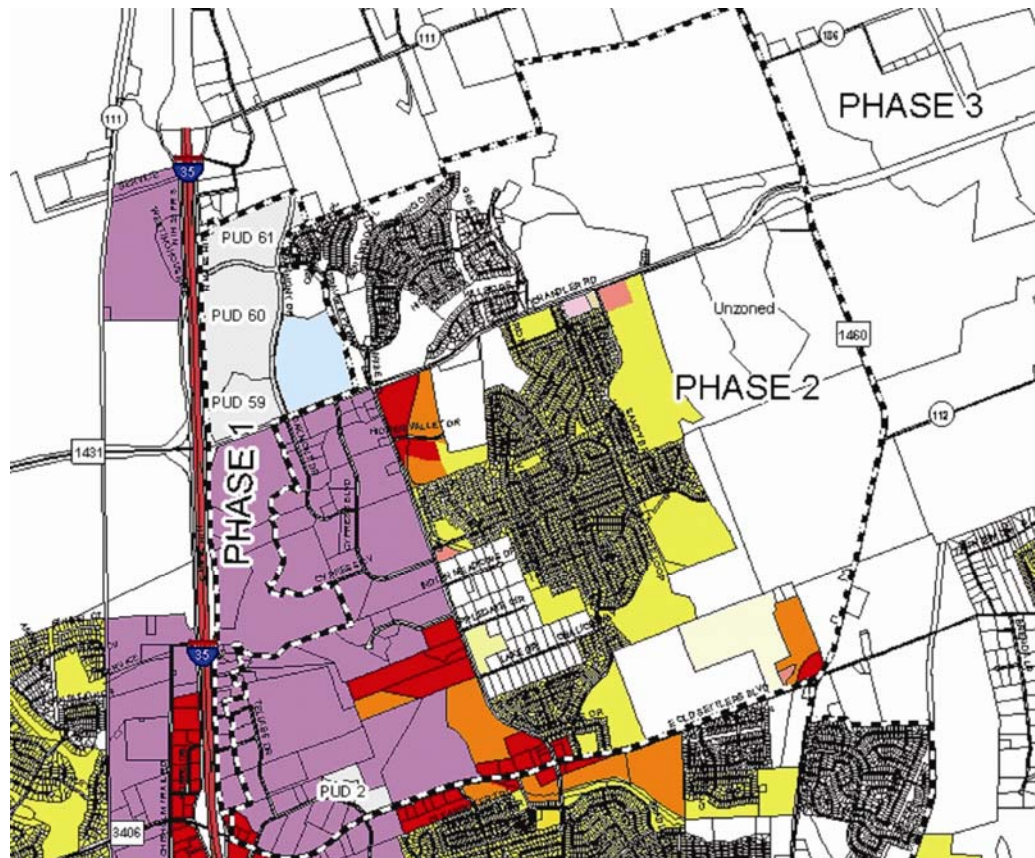
Similarly, the intersection of FM 1460 and Old Settlers Boulevard also has the potential for a creative mix of uses. The zoning is already in place for such a mix, with C-1 (General Commercial), C-2 (Local Commercial) and MF (Multifamily) zoning all located at the northwest corner of the intersection. (See Map 3.6.) Additional commercial and/or medium density residential uses are also possible along Old Settlers Boulevard west of the intersection, with lower density residential uses farther away from the roadway, taking advantage of the natural amenity of the existing pond. (See #3 in Map 3.5.)

Another unique set of parcels in Phase 2 that lends itself to a Mixed Land Use designation is located on Sunrise Road. In addition to already having a mix of commercial and residential zoning, the properties are separated from the intersection of Sunrise Road and Old Settlers Boulevard by a large multi-family tract, which would make a straight commercial designation for these parcels inconsistent with General Plan policy. (See #4 in Map 3.5, below.)

**Map 3.5: Recommended Mixed Use Land Use Designations
for Phase 2**



-  Phase Boundary Lines
- 1. Teravista MUD property
- 2. Avery property
- 3. Property at FM 1460 and Old Settlers Blvd.
- 4. Sunrise Road property

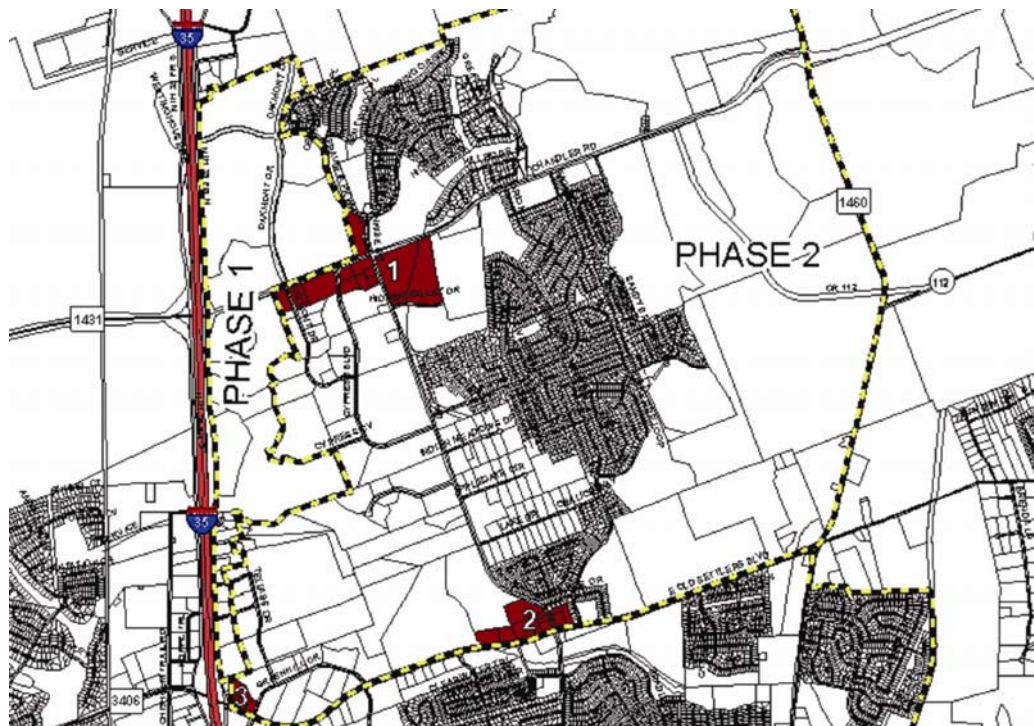
Map 3.6: Current Zoning in Phase 2

- Phase Boundary Lines
- SF-R (Single-Family - Rural)
- SF-1 (Single-Family - Large Lot)
- SF-2 (Single-Family - Standard Lot)
- MF (Multifamily)
- C-1 (General Commercial)
- C-2 (Neighborhood Commercial)
- OF (Office)
- LI (Light Industrial)
- PF-3 (Public Facilities - High Intensity)
- SR (Senior)
- PUD (Planned Unit Development)
- Unzoned (outside city limits)

3.4 Commercial

Although the Mixed Land Use designation proposed in the Northeast Plan will accommodate the majority of commercial development expected to occur in Phase 2, certain areas are recommended to remain simply straight commercial. The intersections of Chandler Road and Sunrise Road, Sunrise Road and Old Settlers Boulevard, and Old Settlers Boulevard and IH-35 are all major intersections, and as such, are appropriate locations for commercial development. These designations are also consistent with what is shown on the Future Land Use Map in the General Plan 2000. In addition to these designations, the Northeast Plan recommends some expansion of the commercial designation west of Sunrise Road to account for increased commercial demand due to the significant developments in Phase 1.

Map 3.7: Recommended Commercial Land Use Designations for Phase 2



- Phase Boundary Lines
- 1. Chandler Road and Sunrise Road
- 2. Old Settlers Blvd. and Sunrise Road
- 3. Old Settlers Blvd. and IH-35

Because Commercial and Mixed Land Use designations on the Future Land Use Map do not correspond directly to the City's commercial zoning districts, actual zoning decisions must take into account additional criteria for locating commercial development.

C-1 (General Commercial) zoning is generally limited to the intersection of two arterial roadways, as noted in the General Plan 2000. This type of commercial zoning is fairly permissive and allows for commercial development with a regional market. C-2 (Local Commercial) is intended for a much smaller market, typically just nearby neighborhoods, and is therefore permitted on smaller roadways closer to residential property. Because of this close proximity, C-2 zoning includes very restrictive use and design standards to ensure compatibility between the commercial development and the adjacent residences.

While the clear distinction between these two commercial zoning districts has been helpful in determining the appropriate location for C-1 and C-2 zoning, it has also made it difficult to site commercial developments that are less intense than C-1 but more intense than C-2. In order to remedy this problem, the Northeast Plan recommends the adoption of a new limited commercial zoning district, C-1a (General Commercial – Limited). This new district would be allowed closer to neighborhoods because it would be more restrictive than C-1, but it would also allow a wider range of uses than C-2 allows.

The following location criteria provide a practical guideline for determining the appropriateness of the City's commercial zoning districts (including the proposed C-1a district):

C-1: Generally located at the intersection of two arterial roadways.

C-1a: Generally located at the intersection of an arterial and a collector.

C-2: Generally located at the intersection of two collector roadways.

In addition to roadway considerations, other factors in determining the appropriate commercial zoning for a proposed development include:

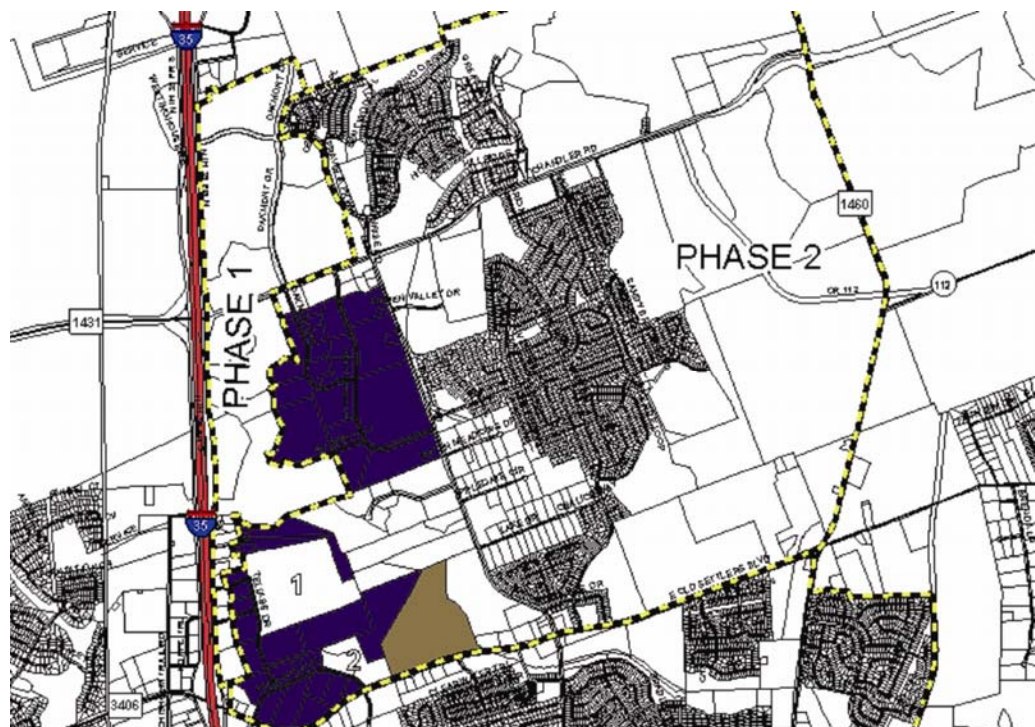
- The type of market the development will serve.
- The amount and nature of the traffic that the development will generate.
- The zoning of nearby properties, especially residential properties.

It should also be noted that both C-2 and C-1a zoning may be appropriate for areas designated for residential use on the Future Land Use Map, provided the aforementioned criteria is met.

3.5 Industrial and Business Park

In accounting for current market conditions, the Northeast Plan recommendations are to change a number of parcels from industrial to other uses. However, because demand for industrial property still exists in Phase 2, the Northeast Plan only recommends removing industrial designations where the existing uses and/or zoning are inconsistent with the industrial label. The one exception is along Chandler Road between Oakmont Drive and Sunrise Road, where the industrial designation is reduced in order to accommodate increased commercial demand. (See #1 in Map 3.7.) The recommended industrial designations are shown in Map 3.8, below.

Map 3.8: Recommended Industrial and Business Park Land Use Designations

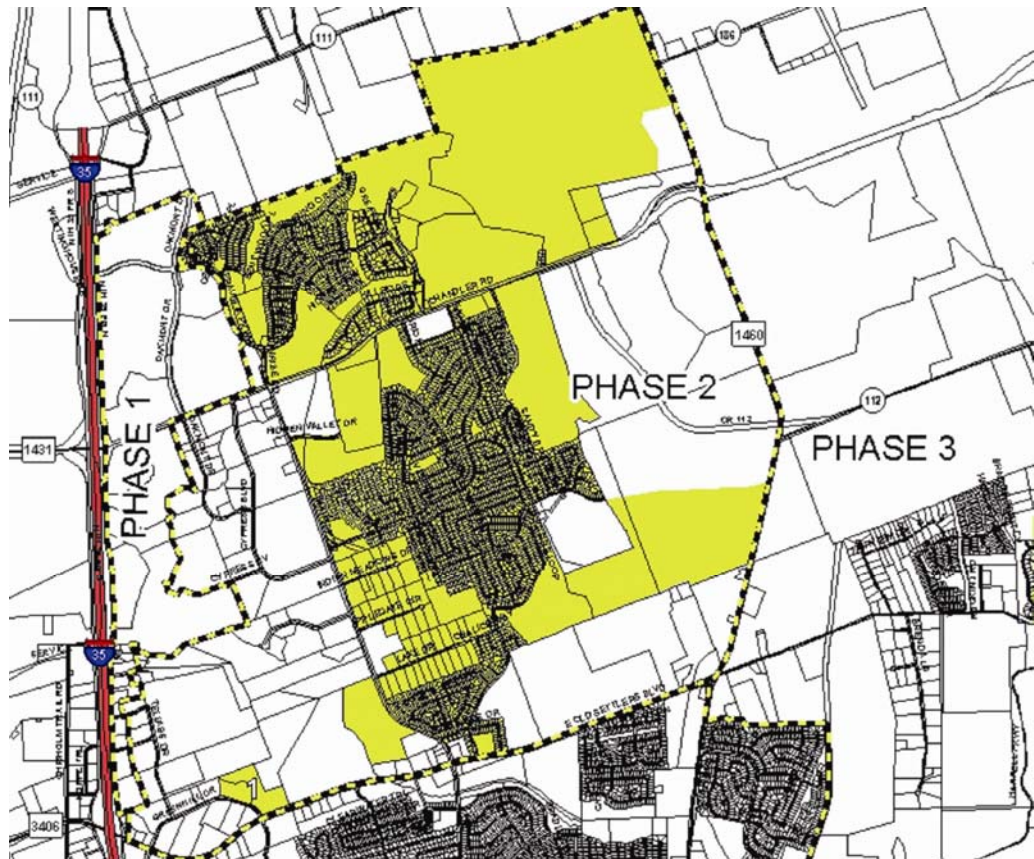


- Phase Boundary Lines
- Industrial
- Business Park
- 1. City of Round Rock Police Department site (proposed)
- 2. Multi-Family zoning (PUD 2)

3.6 Residential

As indicated in the sections above, the Northeast Plan recommends a significant reduction in residentially designated areas in Phase 2 in order to accommodate other uses, most notably Mixed Land Use and Public Facilities. The one exception is the recommended addition of a residential designation at Sunrise Road and Greenhill Drive. (See #1 in Map 3.9, below.) This property is shown to be industrial in the General Plan 2000, but currently is the site of an apartment complex, which is consistent with the Planned Unit Development (PUD) zoning for the property. The recommended residential designations are shown in Map 3.9, below.

Map 3.9: Recommended Residential Land Use Designations for Phase 2



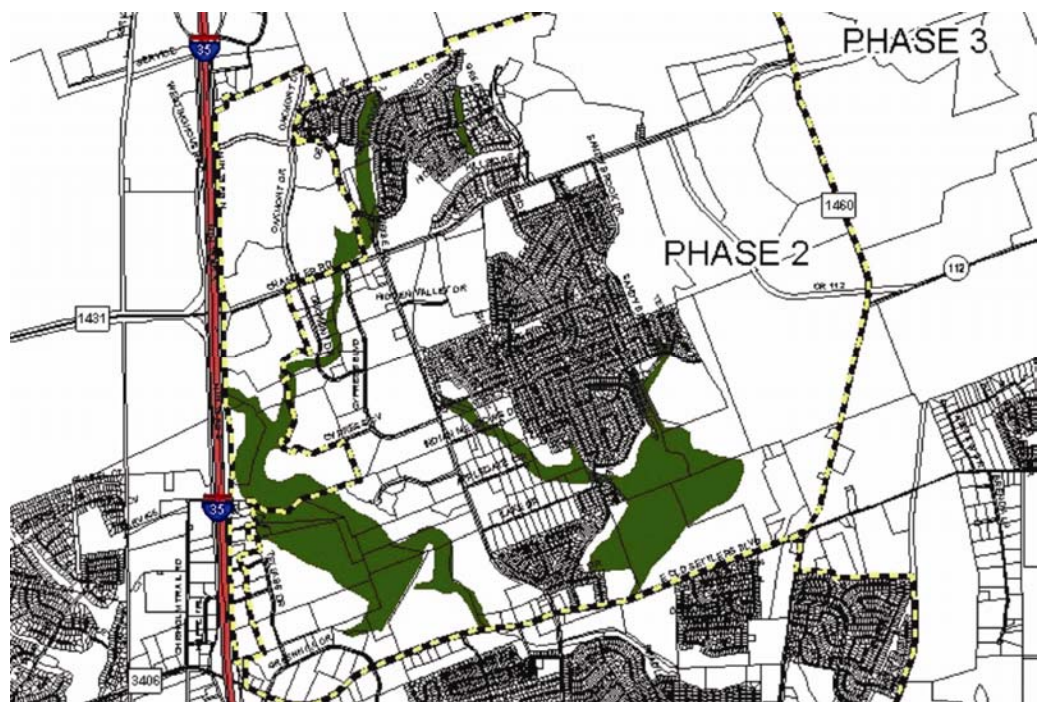
Phase Boundary Lines

1. Apartments at Sunrise Road and Greenhill Drive

3.7 Open Space

While open space and parkland may be dedicated by different projects in a variety of locations and zoning districts, the Future Land Use Map in the General Plan 2000 includes a blanket Open Space land use designation for those areas in the flood plain. The assumption is that this land will remain as open space in some form in order to accommodate the flood plain regardless of the actual zoning. The Northeast Plan recommends that this designation remain on the plan generally as adopted by the General Plan 2000, with some modifications to the boundary of the flood plain based on updated data. Map 3.10, below, shows the land area designated as Open Space.

Map 3.10: Recommended Open Space Designations for Phase 2



Phase Boundary Lines

3.8 Chandler Road

In addition to the recommended changes to the Future Land Use Map in the General Plan 2000, the Northeast Plan recommends that special attention be paid to Chandler Road. The significance of Chandler Road as both a gateway to northeast Round Rock and an urban corridor in its own right cannot be overstated. As illustrated in Map 3.3, Chandler Road will

be the primary access to virtually all of the influential developments in northeast Round Rock. As such, the City and the development community should consider enhancing the aesthetic appeal of the road above and beyond what is currently required by ordinance. More specifically, the Northeast Plan recommends the adoption of a special overlay zoning district for the Chandler Road corridor that would require higher development standards for landscaping, signage, parking, etc.

3.9 Public Input

The changes recommended by the Northeast Plan are based on staff analysis of a number of factors, including:

- City goals
- Present and future infrastructure
- Existing and proposed development
- Property owner input

Property owner input was solicited through a mailing to all property owners in Phase 2 except for the single-family residents. The recommendations put forth in the Northeast Plan account for the feedback provided by these property owners. Only in a few instances was there a disagreement between staff's recommendation and the property owner's desires. In all three of these cases, the property owners were seeking a commercial land use designation in locations that were deemed inappropriate for commercial development based on the City's location criteria and preferred development patterns, as specified in the General Plan 2000, and based on the City's current land use needs.

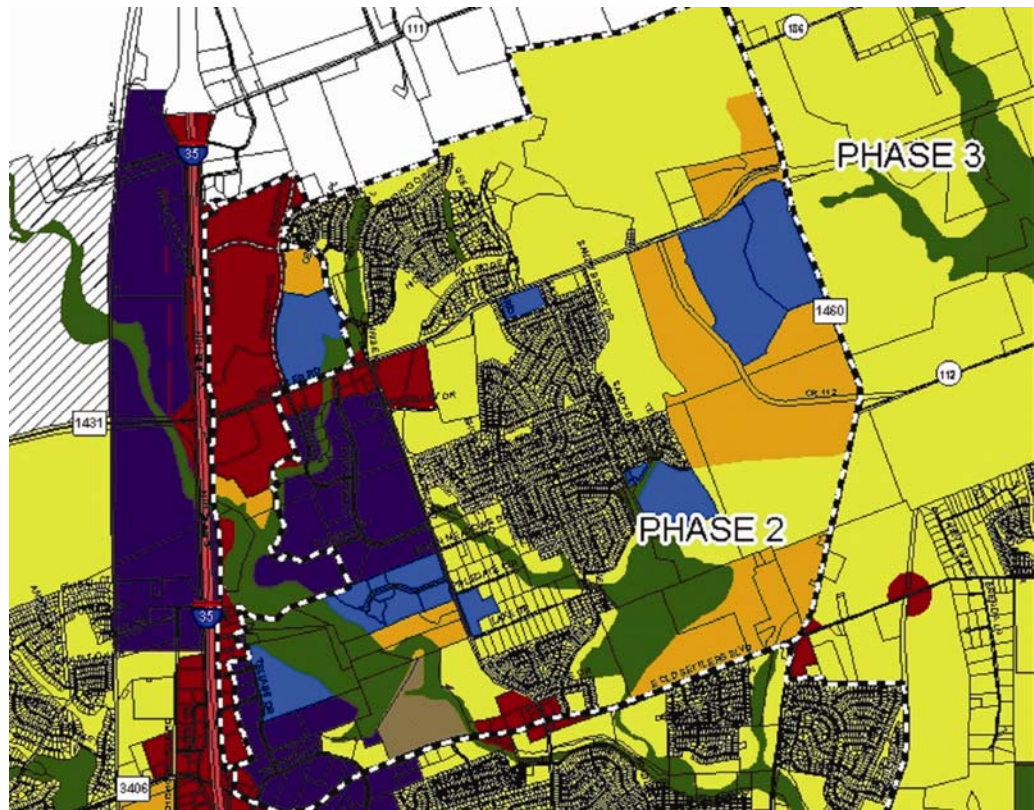
In addition, public hearings were held at both the Planning and Zoning Commission and the City Council.







3.10 Summary

Due to the influence of the new commercial developments along IH-35, along with the Higher Education Center and planned Seton hospital at FM 1460 and Chandler Road, the character of northeast Round Rock west of FM 1460 is expected to shift to a more dynamic mix of public facilities, commercial uses and higher density residential developments. In order to account for this change in market conditions, the Northeast Plan

recommends that the Future Land Use Map in the General Plan 2000 be amended as shown in Map 3.11, below.

**Map 3.11: Recommended Phase 2
Future Land Use Designations**



-  Phase Boundary Lines
-  Open Space
-  Residential
-  Commercial
-  Business Park
-  Industrial